

WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
TUESDAY, SEPTEMBER 27, 2005 – 4:00 P.M.

MINUTES

PRESENT AT ROLL CALL: Commissioner Armstrong; Commissioner Holmes; Vice Mayor Lishamer; Attorney Chris Hammonds; Administrator Don Lusk.

OLD BUSINESS

1. New Accounting Software System

Commissioner Lee Holmes explained that there are 3 companies that have demonstrated governmental finance software programs and quoted pricing, and that Town Clerk Mary Palmer has reviewed all of them and made a recommendation to the Commission. Commissioner Lee Holmes explained that since the cost of the new software will come from Professional Services monies, there was no need to advertise for sealed bids. Mrs. Palmer read a prepared memo, in which she said that due to the Town's current software losing technical support as of January 2006, she has selected one that she feels is both economical and will support the Town's needs. Mrs. Palmer also consulted with Tom Pease, Town Auditor. The software selected for approval by the Commission is from Fund Balance, for a cost of \$13,520.00. The approval of the new software will be voted on in the October meeting.

2. Discussion Proposed Ordinance 05-06, Amending PUD Ordinance

Vice Mayor Lishamer said that there have been some unanswered questions regarding the proposed changes to the PUD. Phil Charnock, interim Building Official, has provided his interpretation of the density use, and Mike Crawford from Pinellas Planning Council also explained that up to 75% of the number of units can be redeveloped, but in like uses only. Town Administrator Don Lusk said that he was originally asked to review the PUD Ordinance by Commissioner Marshall Reynolds. Vice Mayor Lishamer requested that Attorney Denhardt review the wording of the proposed Ordinance so that all information is in before the October Commission meeting. Commissioner Armstrong added that all State codes will need to be in compliance, and that the PUD is only for property developed on Gulf Blvd.

3. Discussion Proposed Ordinance 05-07, Amending RD-15 Zoning

Vice Mayor Lishamer explained that this proposed ordinance allows for a single family home in the RD-15 zoning district to rebuild as a duplex if surrounded by 2 existing duplexes. Commissioner Holmes said it would be fair to all residents with single family homes. There had been concern from both Attorney Denhardt and Vice Mayor Lishamer on the existing wording with regard to "rounding up" and the allowed number of units on 2 adjacent lots. Resident Susan Guise asked the Commission to investigate the construction on the adjacent streets in the RD-15 area with regard to setback and height variances for duplexes; Vice Mayor Lishamer informed Mrs. Guise that this issue will be addressed on appeal at the Oct. 11 Commission meeting. Attorney Hammonds said that he and Attorney Denhardt will review the wording on the proposed ordinance and report to the Commission at the October meeting; but indicated he was not sure how long the revisions will take.

4. Debris Monitoring Contract

Commissioner Lee Holmes explained that one of the biggest problems with major storms is debris afterward. The County is currently working on a monitoring contract in cooperation with FEMA to create an intergovernmental agreement. Commissioner Holmes said a contract would not be ready for this hurricane

season, but that our Town would be protected in the event of a storm. Commissioner Holmes will attend an EOC meeting Oct. 5 on the subject of Category 4 and 5 storms, and asked Commissioner Armstrong to participate. Commissioner Armstrong asked if Waste Management is involved in a monitoring contract; Commissioner Holmes explained that Waste Management comes into play after the damage is assessed.

NEW BUSINESS

1. Fence Height

Commissioner Jody Armstrong stated that there have been several residents who have requested consideration to change the Town Code to allow 6 ft. fences instead of 4 ft. fences. Vice Mayor Lishamer reminded everyone that water properties still have to maintain 4 ft. fences away from the back of the house to prevent obstruction of the view, and that with all fences the Code requires specific permeability for air flow. Resident Dave Browning said that he had already collected 35 signatures from all 4 Districts in favor of having an option for a 6 ft. fence. When asked whether variances could be used as the owner requested a 6 ft. fence, Attorney Hammonds replied that too many variances become unfair, whereas Ordinances allow for more uniform treatment. Commissioner Armstrong agreed to research the subject further, get with Attorney Denhardt and give a report at the next Workshop meeting.

MISCELLANEOUS

Commissioner Armstrong had a request from a local Girl Scout troop to use the Town Hall Community room for its weekly meetings, without a fee. The general consensus of the Commission was that, even though it would promote good community relations, waiving a fee for one organization would open the door for many other organizations to want the same thing. Commissioner Holmes commented that even the veterans are charged to use the Town's facilities. The decision was made to deny the troop's request.

Commissioner Armstrong will attend a Pinellas County meeting with other municipalities to co-market holiday lights. The County is asking for area corporate sponsors to contribute to the website and mailing information. Commissioner Armstrong also said she will be attending the Florida Beaches and Shores Conference this week concerning beach erosion and renourishment.

Town Administrator Don Lusk discussed the Town Code which requires the use of pilings for new construction. Mr. Lusk said that only V Zones require pilings per State Code, and that some Town projects ask for pilings without a valid reason. Guy Gannaway and Tom Kapper, local contractors said that the engineering specs for new construction should provide soil and compaction samples to help determine if pilings are needed. Vice Mayor Lishamer recommended that the Commission look into this further.

Vice Mayor Lishamer asked for the Commission's approval to release Town Administrator Don Lusk's severance check on September 30, 2005, in the amount of \$36,264.50. Commissioner Holmes made the motion to release the check; Commissioner Armstrong seconded. Roll Call: all yes.

Vice Mayor Lishamer said that after a meeting with Rowland the 174th Terrace easement will be cleaned up. She thanked the residents for their patience during the Phase 1 & 5 stormwater/drainage project, and the contractors will make every effort to maintain cleaner street areas. Several residents complained that the curbing is not deep enough – 1" depth is required – and that the increase in impermeable area from the concrete is not good for the Bay. Vice Mayor Lishamer assured the residents that in some areas the elevation of existing properties made it impossible to have curbing depth of 1", but any curbs under 1" deep will be fixed. The project also calls for CDS units to be installed, which are filtration devices designed to prevent debris from being dumped into the Bay. Administrator Lusk said the paving part of the project will be done right after the curbs are finished.

Commissioner Armstrong asked about the status of the undergrounding project since the bank loan was not

finalized. Administrator Don Lusk explained that the bank may not be able to hold the original 3.72% rate until March, 2006, when the project would go to referendum. Mr. Lusk said that independent bond councils are usually very conservative, and that going through a process called "validation" to get the bond may take 3 months and may not achieve positive results. It was agreed that Attorney Denhardt will look into possible solutions to avoid going to referendum. In response to a resident's question, Vice Mayor Lishamer explained that the undergrounding project will use horizontal boring, which will minimize damage to the sidewalks and streets.

Paul Kinney, President of Angler's Cove referred to the recent appeal from Ice House, Inc. to put an ice machine at the Pier, 17490 Gulf Blvd., and which was granted by the Commission at the Sept. 13 meeting. Mr. Kinney expressed concern that putting the ice machine at the west end of the parking lot will be worse for the residents at Angler's Cove due to noise, lights and traffic. Attorney Chris Hammonds said that a new appeal to stop the ice house could be heard within a 30 day period, and asked Mr. Kinney to provide complaint signatures to the Commissioners for review. Resident Dave Browning said that the Pier's general condition is deteriorating and dangerous. Administrator Don Lusk said that former Building Official Mike Nadeau had previously investigated complaints, but then felt that the County or State had jurisdiction over the Pier, not the Town. Vice Mayor Lishamer suggested that Attorney Denhardt investigate whose jurisdiction the Pier falls under.

Resident Gail Conroy complained that the project at Redington Yacht & Tennis Club is pumping foul water into the bay, and the pile driving is causing area buildings and the island itself to shift.

Vice Mayor Lishamer reminded everyone that the appeal of the Board of Adjustment decision for height and setback variances for 10 properties on 175th Avenue and 175th Terrace will be heard at the October 11 Commission meeting.

Respectfully Submitted,

Patti Herr
Administrative Secretary